



Thinktank

November 2019

Thinktank Income Trust

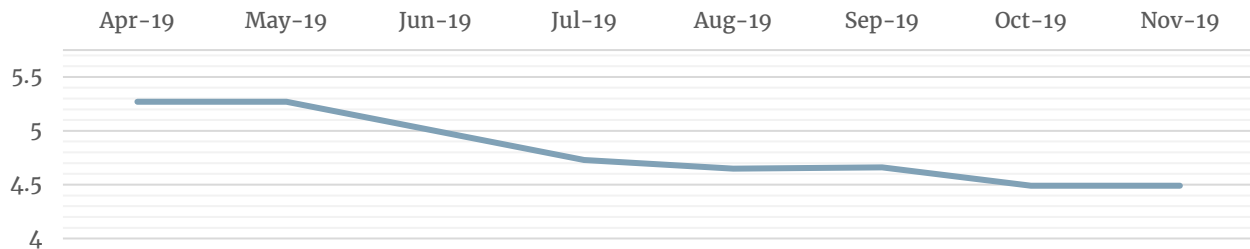
Monthly Performance Report



Thinktank Income Trust Monthly Performance Report

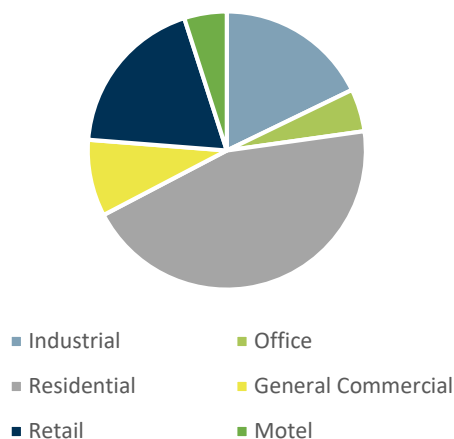
Return as at 30th November 2019

Annualised Return %

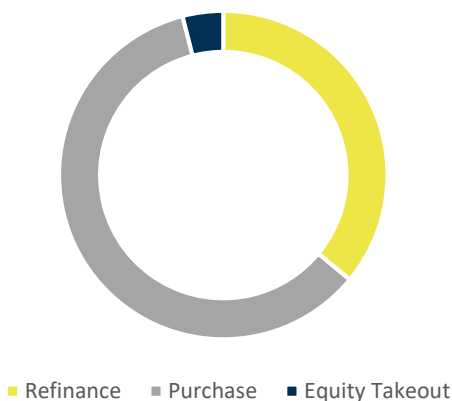


Thinktank Loan Book Metrics

Loan by Security Type*



Loan Purpose*



Investment Overview

Performance and Activity

In November the Income Trust increased in size once again. Since inception in August 2017 the Income Trust has experienced zero losses and as at 30th November 2019 the Income Trust has zero loans in arrears.

Investment strategy

Originate loans secured by registered first mortgages held over Australian commercial & residential real estate to generate monthly income returns.

Distributions

Paid on the 10th of each month or the following business day in arrears.

Minimum investment

\$10,000

Minimum term

12 months

Average loan-to-value ratio

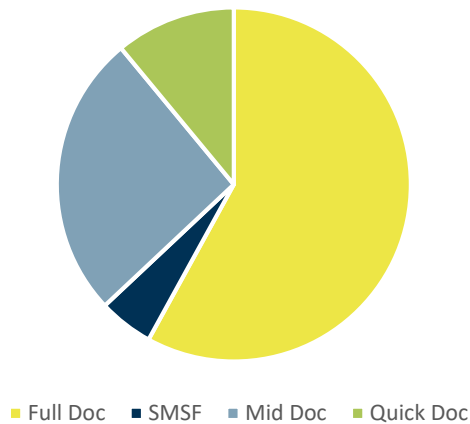
68% as at 30-Nov-2019

*Data as at 30th November 2019

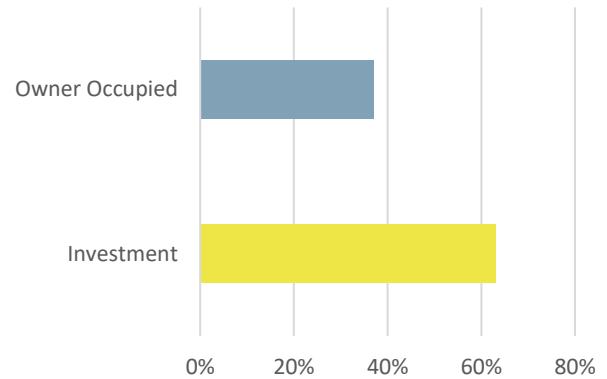


Thinktank Loan Book Metrics

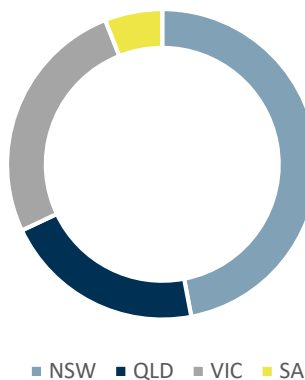
Loan by Verification Type*



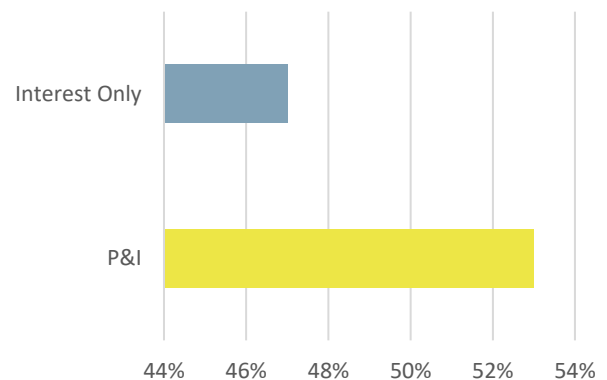
Loan by Occupancy*



Loans by State*



Repayment Type*



Market Ratings


	Sydney		Melbourne		Adelaide		Brisbane (SEQ)		Perth	
Resi-Houses	Good	Improving	Good	Improving	Fair	Improving	Fair	Stable	Fair	Stable
Resi-Units	Fair	Stable	Fair	Stable	Fair	Improving	Fair	Stable	Weak	Deteriorating
Office	Strong	Improving	Strong	Improving	Fair	Improving	Fair	Improving	Fair	Stable
Retail	Fair	Stable	Fair	Stable	Weak	Stable	Fair	Stable	Fair	Stable
Industrial	Strong	Improving	Strong	Improving	Weak	Stable	Fair	Improving	Weak	Stable

Disclaimer: This document is not intended to be read by anyone other than a Wholesale Client or Eligible Investor (as defined in Section 761G of the Corporations Act 2001) and should be read in conjunction with the Information Memorandum for Thinktank Group Pty Ltd dated 2nd May 2017. A copy of the Information Memorandum can be obtained by contacting Lauren Ryan on (02) 8669 5532 or at lryan@thinktank.net.au Thinktank Nominees Pty Ltd (AFSL No. 333 163).



Market Commentary


by Per Amundsen, Head of Research



At its December meeting the RBA Board held the Cash Rate steady for the time being at the record low of 0.75%. Governor Lowe has spoken of the likelihood of further easing and the November quarterly SoMP also pointed that way. The Q3 GDP came in at a sluggish 0.4% with the annualised rate rising to 1.7%; the OECD announced global growth for Q3 slowed to 0.3% compared to 0.4% for Q2. Retail sales for October were once again weak, being flat at 0.0% and down to 2.1% for the year following on the third quarter which was actually down -0.1%. The US Fed is not expected to cut at its December meeting and Chairman Powell's remarks appear to signal some doubt about more cuts. With markets unsure about further cuts to rates by the RBA the AUD rose in late October to above USD 0.68 and then fell below that level with many senior economists now looking to a cut in February after the RBA returns from its Christmas / New Year's break. It is now just a bit above that level. There have been a couple of changes in our ratings and trends this month. Melbourne and Sydney Residential are upgraded to Good for Houses and with an Improving trend. The month-on-month lift of 1.7% in national housing values was the largest monthly gain since 2003. Our News and Views section covers the lively debate on Fiscal and Monetary Policy and the important impact this has on interest rates with the three rate cuts earlier this year contributing to the housing recovery.

Market Commentary

by Lauren Ryan, Investor Relations



As another decade draws to a close and Australians begin to wind down for the Christmas and New Year period many will reflect on the year that was and speculate on what 2020 has in store for us. I attended a Thanksgiving dinner with some American friends a few weeks ago and, like many of us, was bombarded that entire weekend with Black Friday sale offers. In his statement on December 3rd Governor Lowe indicated the main domestic uncertainty is the outlook for exactly that, consumption. With interest rates the lowest they have ever been, the RBA, economists and investors will be eagerly awaiting 4th quarter GDP & consumption figures, which will include the holiday spending spree. The demand for good quality residential & commercial property remains strong however, and the RBA is confident the monetary easing in the last half of 2019 will in time lead to increased construction spending. 2019 exposed major quality issues within the high-rise construction industry which has contributed to a decline in consumer sentiment and understandably so. Investors and owner-occupiers are in the market for quality assets which Thinktank experienced in November originating over \$57 million in new lending. Thinktank's Income Trust returned 4.49% p.a. in the month of November. With the silly season now well and truly underway I imagine many of our readers, like myself, have social gathering after social gathering to celebrate our efforts this year and to wish our friends and family and safe and merry festive season.

A downloadable copy of Thinktank's December Monthly Market Focus can be found at the link below:
<https://www.thinktank.net.au/news/>

For more information about Thinktank's Investment Trusts, please contact Lauren Ryan on
lryan@thinktank.net.au or (02) 8669 5532.